



GRASSROOTS
REALTY GROUP

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19326 Township Road 744
Rural Smoky River No. 130, M.D. of, Alberta

MLS # A2135543



\$324,900

| | | | |
|-----------|----------------------------------|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,344 sq.ft. | Age: | 1982 (42 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 12.78 Acres | | |
| Lot Feat: | Lawn, Many Trees, Private | | |

| | | | |
|-------------|----------------------|------------|-------------------|
| Heating: | Forced Air | Water: | Cistern, Dugout |
| Floors: | Carpet, Laminate | Sewer: | Pump, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, Partial | LLD: | - |
| Exterior: | Wood Siding | Zoning: | Residential |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Natural gas BBQ, Furniture Negotiable

A 1350 square foot 3 bedroom bungalow sitting on 12.78 acres in a private tree'd setting. The property is fenced and cross-fenced for farm animals and has multiple outbuildings including a greenhouse and a small shop. Keeping a little history at hand the original farmhouses remain: currently being used as a small storage shed and a wood-heated shop. The back deck and main entrance to the home face north east providing early morning and afternoon sunshine with unobstructed views of the fields and forest to the north. The kitchen is clad in solid oak cabinetry, newer appliances, and a peninsula for extra counter space and storage. A laundry room combo washroom with dual access. The home is heated with the option of a forced air natural gas furnace or a forced air wood-burning furnace. Call, email or text today to book a viewing.